

89233160

(The above space for recorders use only)

Exempt under provisions of Paragraph E Section 4  
Real Estate Transfer Tax Act.  
May 28, 1989  
Anthony Demas

*Anthony Demas*

THIS INDENTURE, made this 30th day of January, 1989, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 30th day of January, 1989, and known as Trust Number 13-9860, party of the first part, and Midwest Bank & Trust Company, an Illinois Banking Corporation, as Trustee under Trust Agreement dated 1/15/85 and known as Trust No. / 85-01-4602, party of the second part.

Address of Grantee(s): 1606 N. Harlem Elmwood Park, Illinois

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit:

The East 66 2/3 feet (except the North 1 1/4 feet 3 5/8 inches) of Lot 52 in F.H. Bartlett's Subdivision of the South 2/3 of the North 1/2 of the Southeast 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1988 and subsequent years.

P.I.N. 13-21-406-040

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

DEPT-01 RECORDING \$12.25  
132222 TRAN 5959 05/23/89 11:53:00  
#3719 # B \*-89-2 3160

COOK COUNTY RECORDER

Revenue stamps and fees are affixed here.

The terms and conditions on the reverse side hereof are hereby incorporated by reference and made a part hereof. This deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Land Trust Officer, the day and year first above written.

BANK OF RAVENSWOOD  
As Trustee as Aforesaid



By *Martin S. Edwards* VICE-PRESIDENT

Attest *Eva Higley* Land TRUST OFFICER

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MAIL TO:

ADDRESS OF PROPERTY:

NAME

ADDRESS ANTHONY DEMAS  
Attorney At Law

CITY AND STATE 5104 N. Harlem  
Harwood Heights, IL 60656

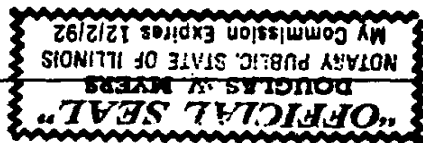
OR RECORDER'S OFFICE BOX NO.

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

BANK OF RAVENSWOOD  
1825 WEST LAWRENCE AVENUE  
CHICAGO, ILLINOIS 60640

# UNOFFICIAL COPY

Property of Cook County Clerk's Office



Notary Public

Given under my hand and Notarial Seal this 14th day of MAY 1989 of said Bank, for the uses and purposes therein set forth...

STATE OF ILLINOIS COUNTY OF COOK } SS. I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY MARTIN S. EDWARDS CENTURY TRUST ASST. VICE-PRESIDENT OF THE BANK OF RAVENSWOOD, and EVA HIGL Vice President of the Bank of Ravenswood, and

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof to dedicate parkways, streets, highways or alleys and to locate any subdivision or part thereof to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell or exchange, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of taking the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate, and to deal with the title to said real estate and every part thereof in all other ways and means that he or she may deem proper and lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter. In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into any of the terms of the trust agreement and every deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust agreement and its limitations and conditions contained herein and in the trust agreement or in any amendment thereto and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust, their heirs, assigns and legal representatives, shall have the same powers, authorities, duties and obligations of the trustee or their predecessor in trust. The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the principal and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any right, title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, and proceeds thereof as a beneficiary. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register, in accordance with the certificate of title or duplicate therefor, or in connection with the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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